

2004-2014 Jaffa Drive St. Cloud, Florida 34771

Property Highlights

- Office/Warehouse for Lease
- Clear Height 20' Front / 17' Rear
- Grade-Level Overhead Doors: 10' x 12'
- · Zoning PUD, I-3, City of St. Cloud
- · Utilities: Water/Sewer: City of St. Cloud
- Electric: Orlando Utilities Commission
- Parking Ratio 1.5/1,000 SF
- Operating Expenses: Bldg. 2004-08 \$4.37/SF Bldg. 2012-14 \$4.26/SF

Lease Rate: \$12.50 - \$13.00 / SF NNN

OFFERING SUMMARY					
Available SF	1,598-1,603 SF				
Lease Rate	\$12.50 - \$13.00 / SF (NNN)				
Lot Size	4.1 Acres				
Building Size	63,199 SF				



For more information

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LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable

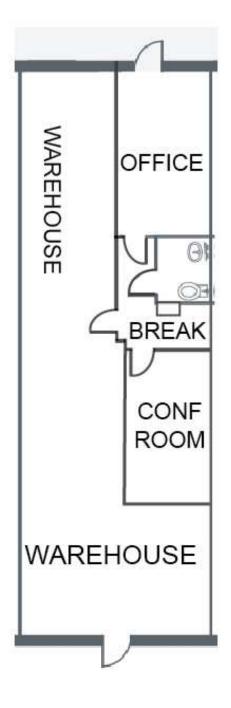
Total Space: 1,598- 3,201 SF Lease Rate: \$12.50 - \$13.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 2008-G	Available	1,598 SF	NNN	\$13.00 SF/yr	Office/Warehouse
Unit 2004-E	Available	1,603 SF	NNN	\$12.50 SF/yr	Office/Warehouse

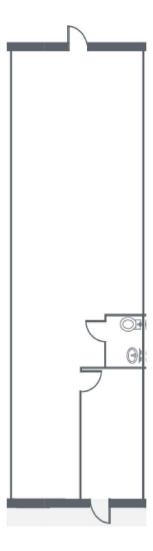


Unit 2004- E





STANDARD FLOOR PLAN









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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

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